



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
SEPTEMBER 20, 2018
1:30 P.M.**

MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:44 p.m. Commissioner Livingston present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Commissioner Cabrera
Commissioner Cummings
Commissioner Livingston
Commissioner Torres
Commissioner Trimble

COMMISSIONERS ABSENT:

Commissioner P. Hernandez
Commissioner Muñoz
Commissioner S. Hernandez
Commissioner Uribe

AGENDA

Commissioner Cabrera read the rules into the record. Kimberly Forsyth, Program Manager for Planning & Inspections, read the revisions to the agenda into the record and noted that there are several revised staff reports.

***ACTION:** Motion made by Commissioner Cummings, seconded by Commissioner Cabrera, and unanimously carried to **APPROVE** the agenda as amended.

AYES: Commissioner Cabrera, Cummings, Livingston, Torres, and Trimble

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner P. Hernandez, Muñoz, S. Hernandez, and Uribe

NOT PRESENT FOR THE VOTE: N/A

Motion passed.

I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

NO ACTION WAS TAKEN.

.....

II. CONSENT AGENDA

THERE WERE NO ITEMS UNDER THE CONSENT AGENDA.

.....

III. REGULAR AGENDA - DISCUSSION AND ACTION:

Subdivision Applications:

SUBDIVISION MAP APPROVAL:

NOTICE TO THE PUBLIC AND APPLICANTS:

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

Major Preliminary:

1. **SUSU18-00072:** Tres Suenos Unit Sixteen – A portion of Tract 1-B, Section 26, and A Portion of Tract 4, Section 35, Block 79, Township 2, Texas And Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas
- Location: North of Montana & East of Rich Beem
- Existing Zoning: P-R 1 (Planned Residential District 1)
- Property Owner: JNC Development
- Representative: CEA Group
- District: 5
- Staff Contact: Rocio Alvarado, (915) 212-1612, alvaradorp@elpasotexas.gov

Rocio Alvarado, Planner, gave a presentation and noted that the applicant proposes to subdivide 8.90 acres of land into 59 single-family residential lots. The proposed subdivision lies within the Tres Suenos Land Study, which was approved on March 22, 2006. Access to the proposed subdivision will be provided via Mark Avizo. Planning Division recommends approval of Tres Suenos Unit Sixteen on a Major Preliminary basis subject to the following condition:

- *That prior to recording of this plat, the subdivision improvements for Tres Suenos Unit Twenty be completed and installed in order to have adequate access.*

Jorge Azcarate, with CEA Group, concurred with staff's comments.

ACTION: Motion made by Commissioner Cummings, seconded by Commissioner Cabrera, and unanimously carried to **APPROVE SUSU18-00072 WITH CONDITION STATED ON THE STAFF REPORT.**

Motion passed.

.....

Major Combination:

2. **SUSU18-00074:** Tres Suenos Unit Seventeen – A portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas
- Location: North of Montana and East of Rich Beem
- Existing Zoning: P-R 1 (Planned Residential District 1)
- Property Owner: G. Bowling Enterprises, LLC
- Representative: CEA Group
- District: 5
- Staff Contact: Vanessa Munoz, (915) 212-1644, munozvxx@elpasotexas.gov

Vanessa Muñoz, Planner, gave a presentation and noted that the applicant proposes to subdivide 23.13 acres of land into 103 single-family residential lots, one 1.74-acre park and one 2.53-acre storm-water pond. The proposed subdivision lies within the Tres Suenos Land Study, which was approved on March 22, 2006. This application was approved on a preliminary basis by the City Plan Commission on May 31, 2018, however, it is now being resubmitted as a major combination basis due to a subdivision boundary change. This subdivision is being reviewed under the former subdivision code. Access to the proposed subdivision will be provided via GR Campuzano and Mark Avizo. Planning Division recommends approval of Tres Suenos Unit Seventeen on a major combination basis subject to the following condition:

- *That the City Plan Commission require the applicant to landscape the rear of all double frontage lots.*

Jorge Azcarate, with CEA Group, concurred with staff's comments.

ACTION: Motion made by Commissioner Cummings, seconded by Commissioner Torres, and unanimously carried to **APPROVE SUSU18-00074 WITH CONDITION STATED IN THE STAFF REPORT.**

Motion passed.

PUBLIC HEARING Resubdivision Final:

3. **SUSU18-00076:** Hidden Village Unit One Subdivision – A replat of a portion of Lots 1 and 2, Block 1, Rocket Warehouse Park Unit Three, City of El Paso, El Paso County, Texas
- Location: South of Sean Haggerty and West of Dyer
- Existing Zoning: P-R 1 (Planned Residential District 1)
- Property Owner: Northtowne Village Joint Venture
- Representative: CEA Group
- District: 4
- Staff Contact: Vanessa Munoz, (915) 212-1644, munozvxx@elpasotexas.gov

Vanessa Muñoz, Planner, gave a presentation and noted that the applicant proposes to resubdivide 28.66 acres of land into 136 single-family residential lots, one 1.47-acre stormwater pond and one 1.37-acre park. This subdivision is being reviewed under the current subdivision code. Access to the proposed subdivision will be via Ameen Avenue. Planning Division did not receive any communication in support or opposition to this request. Planning Division recommends approval of Hidden Village Unit One Subdivision on a resubdivision final basis.

Jorge Azcarate, with CEA Group, concurred with staff's comments.

Commissioner Livingston asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Cummings, seconded by Commissioner Cabrera, and unanimously carried to **APPROVE SUSU18-00076**.

Motion passed.

.....

PUBLIC HEARING Resubdivision Combination:

4. **SUSC18-00010:** Montecillo Unit 11 Replat A - A replat of Lots 1 thru 16, Block 43, Montecillo Unit Eleven, City of El Paso, El Paso County, Texas
- Location: North of I-10 & West of Montecillo
- Existing Zoning: SCZ (Smart Code)
- Property Owners: EPT Montecillo I-10 Development, LLC and EPT Mesa Development, LP
- Representative: EPT Land Communities
- District: 8
- Staff Contact: Jim Henry, (915) 212-1608, henryji@elpasotexas.gov

Jim Henry, Senior Planner, gave a presentation and noted that the applicant proposes to resubdivide 17.24 acres of land into 18 mixed use lots, and one 2.59 acre pond as part of a smart code development. This application is being reviewed under Title 21 (SmartCode) and is required to comply with the approved Montecillo Regulating Plan. The purpose of the replat is to create three additional lots, create additional utility easements, and vacate an easement across a portion of Block 43. Access to the subdivision will be provided via Suncrest and Vin Rambla. Planning Division recommends approval of Montecillo Unit 11 Replat A on a resubdivision combination basis.

David Bogas concurred with staff's comments.

Commissioner Livingston asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Cabrera, seconded by Commissioner Torres, and unanimously carried to **APPROVE SUSC18-00010**.

Motion passed.

.....

PUBLIC HEARING Rezoning Applications:

5. **PZRZ18-00031:** All of Tracts 14A and 14C, Block 52, Ysleta Grant, City of El Paso, El Paso County, Texas
- Location: 1136 Southside Rd.
- Existing Zoning: R-F (Ranch-farm)
- Request: To rezone from R-F (Ranch-farm) to M-1 (Manufacturing)
- Existing Use: Vacant
- Proposed Use: Heavy equipment (sales, storage, repair and rental)
- Property Owner: Silt Real Estate Inc.
- Representative: CAD Consulting Co.
- District: 6
- Staff Contact: Adriana Martinez, (915) 212-1611, martinezad@elpasotexas.gov

Adriana Martinez, Planner, gave a presentation and noted that the property owner is requesting to rezone from R-F (Ranch-farm) to M-1 (Light Manufacturing) to allow for heavy equipment (sales, storage, repair and rental). The property is 3.50 acres in size and is currently vacant. Planning Division did not receive any communication in support or opposition to the rezoning request. Planning Division recommends approval of rezoning the property from R-F (Ranch-farm) to M-1 (Light Manufacturing).

Carlos Jimenez, with CAD Consulting, concurred with staff's comments.

Commissioner Livingston asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Cummings, seconded by Commissioner Torres, and unanimously carried to **APPROVE PZRZ18-00031**.

Motion passed.

-
- | | |
|-------------------------|--|
| 6. PZRZ18-00032: | A portion of Lot 1, Block 1, Yarbrough Village, an addition to the City of El Paso, El Paso County, Texas |
| Location: | 550 Yarbrough Dr. |
| Existing Zoning: | C-1/sc (Commercial/special contract) |
| Request: | To rezone from C-1/sc (Commercial/special contract) to C2 (Commercial) |
| Existing Use: | Retail establishment |
| Proposed Use: | Ballroom |
| Property Owner: | River Oaks Properties LTD. |
| Representative: | SLI Engineering, Inc. |
| District: | 7 |
| Staff Contact: | Adriana Martinez, (915) 212-1611, martinezad@elpasotexas.gov |

1ST MOTION:

ACTION: Motion made by Commissioner Cummings, seconded by Commissioner Cabrera, and unanimously carried to **HEAR ITEMS 6, 8, AND 9 TOGETHER**.

Motion passed.

Adriana Martinez, Planner, gave a presentation and noted that these items are related, therefore, they will be presented together. The property is currently zoned C-1/sc (Commercial/special contract). The property owner is requesting to rezone from C-1/sc (Commercial/special contract) to C-2 (Commercial) to allow for the continued use of a retail shopping center and include a ballroom with the approval of a special permit and to release all conditions imposed by Ordinance #7422, dated March 2, 1982. Most of the conditions imposed by this ordinance have already been satisfied or are not applicable. The property is 1.685 acres in size and is currently being used as a retail shopping center. Access to the subject property is from Yarbrough Drive and Mauer Road. Planning Division did not receive any phone calls or letters in support or opposition to the rezoning request, special permit request, or the condition release. The Planning Division recommends approval of the rezoning request, approval of the special permit, and approval of the condition release.

Georges Halloul, with SLI Engineering, concurred with staff's comments.

Commissioner Livingston asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

2ND MOTION:

ACTION: Motion made by Commissioner Cabrera, seconded by Commissioner Trimble, and unanimously carried to **APPROVE PZRZ18-00032, PZST18-00010, AND PZCR18-00004.**

Motion passed.

PUBLIC HEARING Special Permit Applications:

7. **PZST18-00005:** Lots 4 and 3, except the easterly 50 feet and that portion of Mattox Street vacated by City Ordinance Number 6190, dated March 21, 1978, Block 6, McRae Commercial District – Unit 2B, City of El Paso, El Paso County, Texas
- Location: 3801 Mattox Street
Existing Zoning: C-4 (Commercial)
Request: Special permit to allow for a halfway house facility
Existing Use: Detention facility
Proposed Use: Halfway house facility
Property Owner: CIBI Investments, L.P.
Representative: Conde, Inc.
District: 2
Staff Contact: Andrew Salloum, (915) 212-1603, salloumam@elpasotexas.gov
- POSTPONED FROM AUGUST 24, AND SEPTEMBER 6, 2018**

***ACTION:** Motion made by Commissioner Cummings, seconded by Commissioner Cabrera, and unanimously carried to **DELETE PZST18-00005.**

Motion passed.

8. **PZST18-00010::** A portion of Lot 1, Block 1, Yarbrough Village, an addition to the City of El Paso, El Paso County, Texas
- Location: 550 Yarbrough Dr.
Existing Zoning: C-1/sc (Commercial/special contract)
Request: Special permit to allow for a ballroom
Existing Use: Other, retail establishment
Proposed Use: Ballroom
Property Owner: River Oaks Properties LTD.
Representative: SLI Engineering, Inc.
District: 7
Staff Contact: Adriana Martinez, (915) 212-1611, martinezad@elpasotexas.gov

1ST MOTION:

ACTION: Motion made by Commissioner Cummings, seconded by Commissioner Cabrera, and unanimously carried to **HEAR ITEMS 6, 8, AND 9 TOGETHER.**

Motion passed.

2ND MOTION:

ACTION: Motion made by Commissioner Cabrera, seconded by Commissioner Trimble, and unanimously carried to **APPROVE PZRZ18-00032, PZST18-00010, AND PZCR18-00004.**

Motion passed.

PUBLIC HEARING Zoning Condition Release Application:

9. **PZCR18-00004:** A portion of Lot 1, Block 1, Yarbrough Village, an addition to the City of El Paso, El Paso County, Texas
- Location: 550 Yarbrough Dr.
- Existing Zoning: C-1/sc (Commercial/special contract)
- Request: To release all conditions imposed by Ordinance No. 7422, dated on March 2, 1982
- Existing Use: Retail establishment
- Proposed Use: Ballroom
- Property Owner: River Oaks Properties LTD.
- Representative: SLI Engineering, Inc.
- District: 7
- Staff Contact: Adriana Martinez, (915) 212-1611, martinezad@elpasotexas.gov

1ST MOTION:

ACTION: Motion made by Commissioner Cummings, seconded by Commissioner Cabrera, and unanimously carried to **HEAR ITEMS 6, 8, AND 9 TOGETHER.**

Motion passed.

2ND MOTION:

ACTION: Motion made by Commissioner Cabrera, seconded by Commissioner Trimble, and unanimously carried to **APPROVE PZRZ18-00032, PZST18-00010, AND PZCR18-00004.**

Motion passed.

Other Business:

10. Discussion and action on the City Plan Commission minutes for:
September 6, 2018

ACTION: Motion made by Commissioner Cummings, seconded by Commissioner Torres, and carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR SEPTEMBER 6, 2018.**

AYES: Commissioner Cabrera, Cummings, Livingston, and Torres

NAYS: N/A

ABSTAIN: Commissioner Trimble

ABSENT: N/A

NOT PRESENT FOR THE VOTE: N/A

Motion passed.

11. Discussion and action on the 2019 CPC Meeting Schedule

ACTION: Motion made by Commissioner Torres, seconded by Commissioner Cabrera, and unanimously carried to **APPROVE THE 2019 CPC MEETING SCHEDULE.**

Motion passed.

12. Planning Report:
Election of 1st Vice-Chair

ACTION: Motion made by Commissioner Livingston, seconded by Commissioner Cabrera, and unanimously carried to **APPOINT COMMISSIONER CUMMINGS AS 1ST VICE CHAIR.**

Motion passed.
.....

ADJOURNMENT:

Motion made by Commissioner Cummings, seconded by Commissioner Torres, and unanimously carried to adjourn this meeting at 2:04 p.m.

Approved as to form:

Alex Hoffman, City Plan Commission Executive Secretary